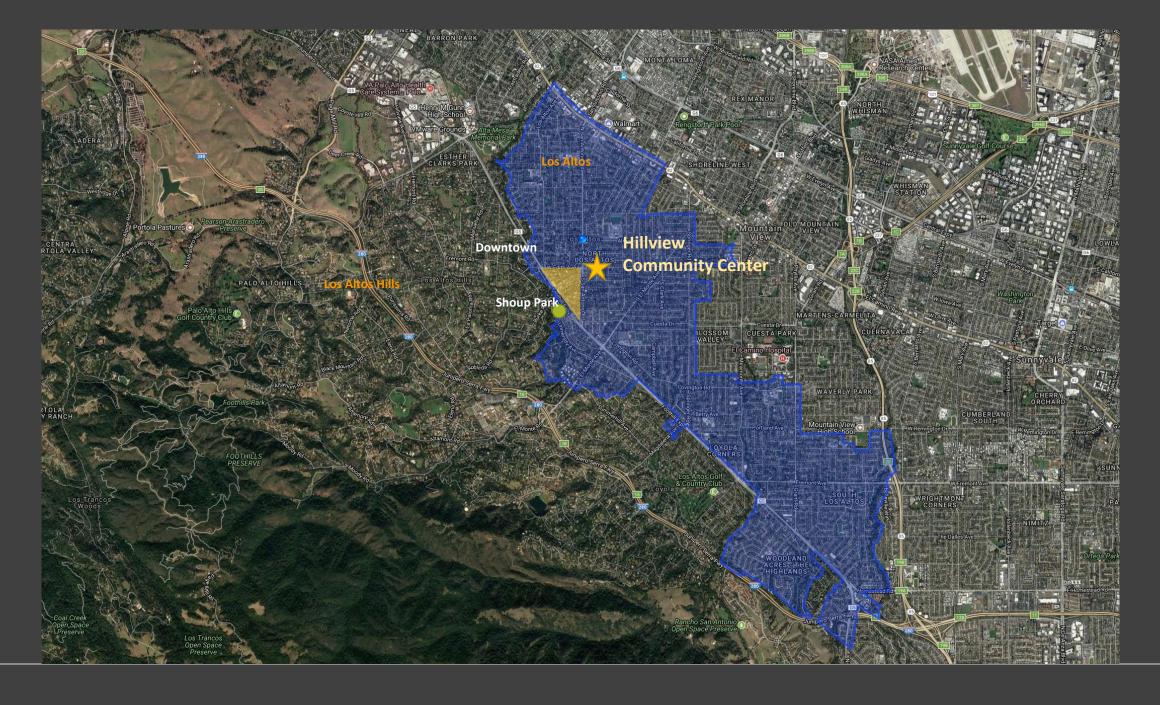
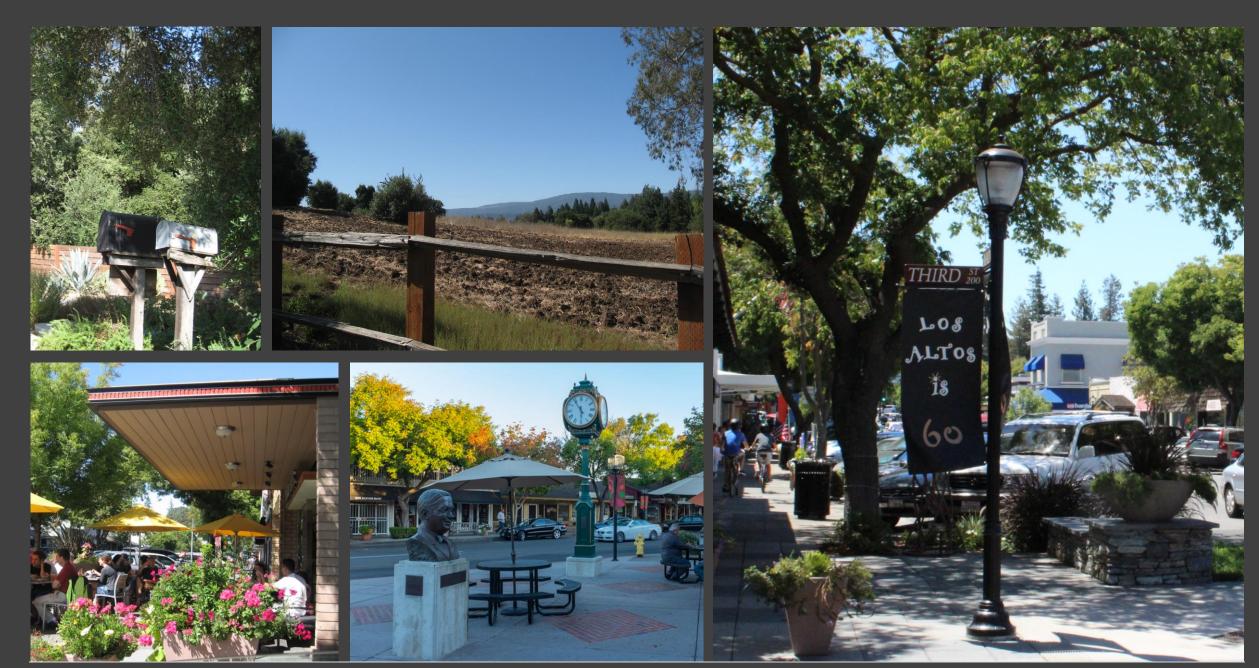


WHERE DO WE BEGIN?









LOS ALTOS PLACE















LOS ALTOS CIVIC CENTER











ANTIOCH COMMUNITY CENTER ANTIOCH, CA



ANTIOCH COMMUNITY CENTER ANTIOCH, CA













Berkeley YMCA-PG&E Teen Center



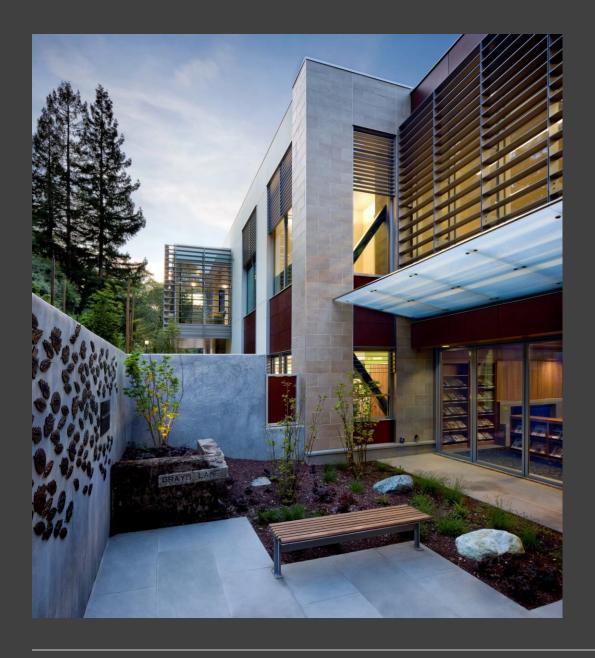




CHERRYLAND COMMUNITY CENTER ALAMEDA COUNTY CA



LOS GATOS LIBRARY LOS GATOS CA



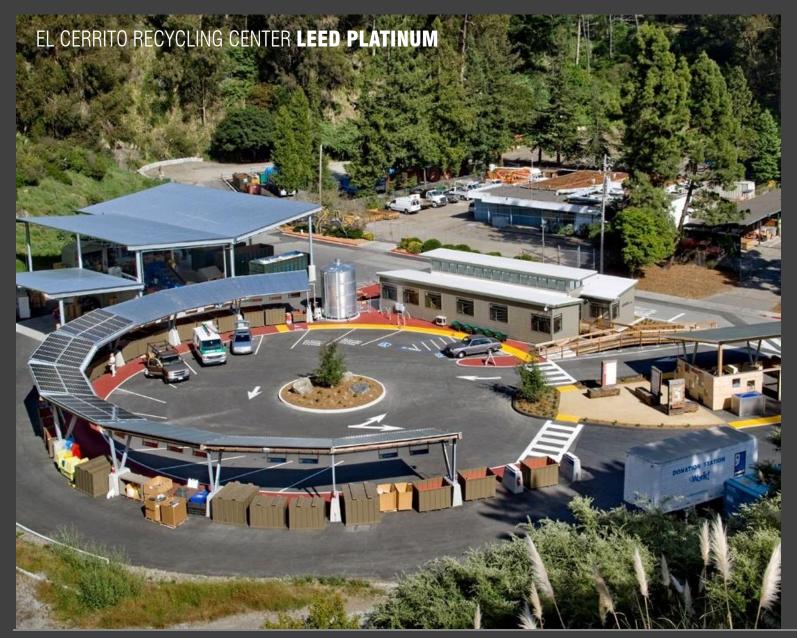






CAPITOLA LIBRARY CAPITOLA CA





Hayward Library
Anticipated Platinum/NZE

El Cerrito Recycling Center Platinum/NZE

YMCA-PG&E Teen Center Platinum

Half Moon Bay Library Anticipated Gold/NZE

Castro Valley Library Gold/NZE

Benicia Community Center Gold

Valley Hi Library Gold

Los Gatos Library **Gold**

Oakland Zoo Veterinary Hospital Gold UCSF Health Science Instruction & Research Program Gold

Alameda County Office Building Renovation Gold

Castro Valley Sanitary
District Headquarters
Gold

Cherryland Community Center Anticipated Silver

De Anza College Seminar & Multicultural Center Silver

San Pablo Community Center Certified



WHATISA COMMUNITY CENTER IN LOS ALTOS?

LOS ALTOS: A GREAT PLACE TO LIVE TO RAISE YOUR FAMILY & A GREAT PLACE TO LIVE AFTER YOUR KIDS ARE GROWN!

- A NEW COMMUNITY CENTER WILL:
- Enhance Human Connection in a Tech Savvy Community
- Be Intergenerational -Spanning the Spectrum of Life
- Be Inclusive And Welcoming -Feel Part Of The Community
- Bring The Community To The Heart Of The Civic Center





MULTIGENERATIONAL The Community Living Room



FLEXIBLE & ADAPTABLE SPACES
Multiple Uses / Full Scheduling

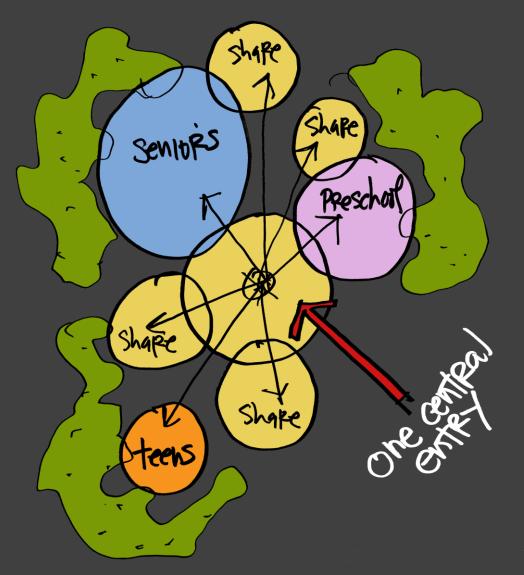


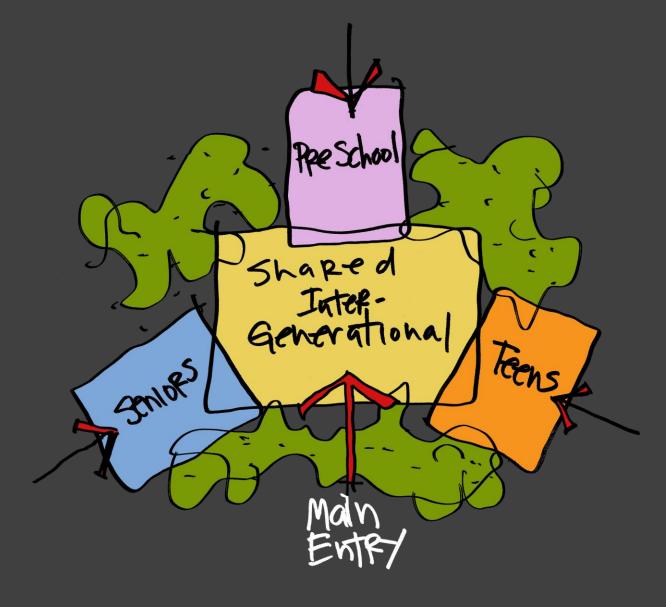
HEALTH & WELLNESS Financially Sustainable



INDOOR /OUTDOOR CONNECTIONS
Outdoor Rooms

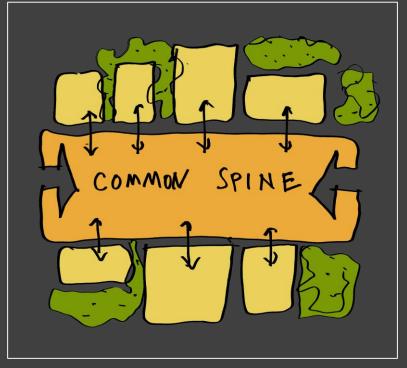
TRENDS IN COMMUNITY CENTER DESIGN

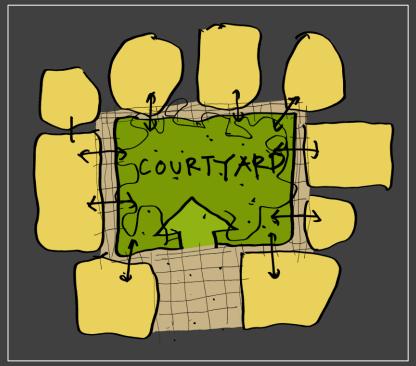


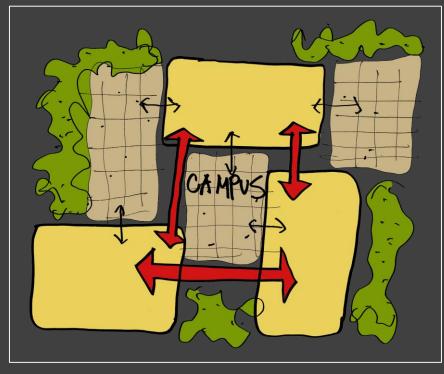


ONE MAIN ENTRY

ONE MAIN ENTRY & DEDICATED SECONDARY ENTRIES









WHAT IF NOT EVERYONE AGREES?



1

Seek Understanding

✓ Start with questions



Balanced Participation

✓ Be inclusive-Identify all stakeholders



2

Be Transparent

✓ Share the hard problems, & project constraints



Co Design

✓ Good ideas will come from everywhere





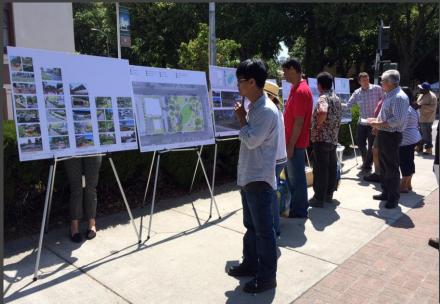
Build Connection

- Extract the common ground
- & unifying goals









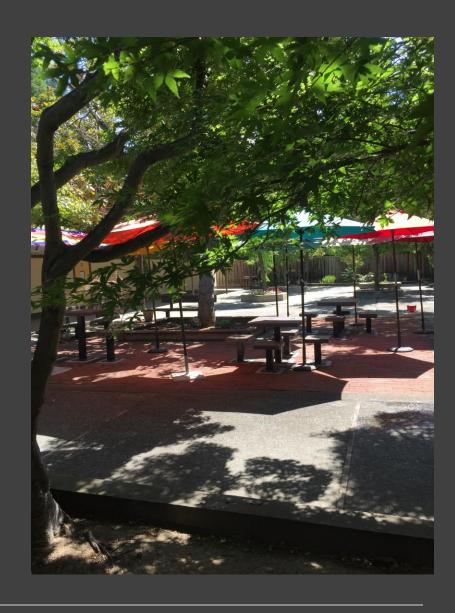




TASK FORCE MISSION:

Provide Space Programming and Architectural Character recommendations to city council

- Define the Center's role in the Civic Center & the Community
- What are your priorities if we must reduce building area?
- One-story vs. two-story building?
- Consider accommodating future phases
- What should the architectural character be?



TASK FORCE SD PHASE MEETINGS: SEPTEMBER THRU DECEMBER 2017

EXAMPLE SCHEDULE and TOPICS

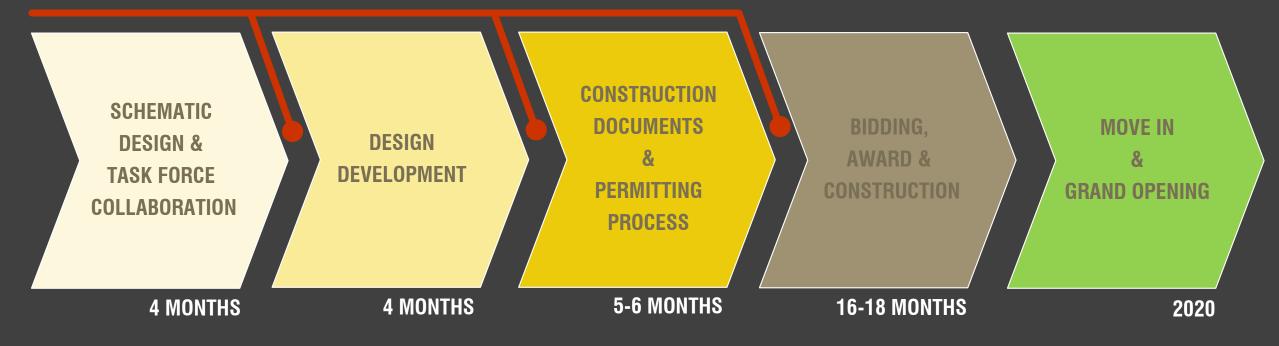
- SD Kick-off
 Set goals, confirm process
 Confirm constraints and opportunities –
 budget/cost discussion
- 2. Task Force One-Day Retreat
 What should be in the community center?
 What are our priorities?
 What is unique about our site at the civic center? In the larger community?
- 3. Space program options workshop with site and floor plan test fits
- 4. Mid Point check in with council (9/26)— program, budget, building location

- 5. Focus on the budget floor plans/design character
- 6. What should the Community Center look like?
- 7. Review design and character options
 Select one schematic design to move forward
 to Design Development and cost estimating



BUDGET, SCHEDULE, PROJECT MANAGEMENT

CITY REVIEW & COST ESTIMATING MILESTONES



Project Cost Model 3 June, 2009

CONSTRUCTION COSTS				Unit	\$/unit	Total
1.	SITE D	DEVELOPMENT	100.41		/A761	3,000
	1.1	Site and Building prep, Sitework, Landscape				\$2,046,000
		Subtotal				\$2,046,000
2.	BUILDING CONSTRUCTION					
	2.1	New Construction	29,600	SF	\$387	\$11,466,152
	2.2	Second Elevator	LS			\$158,600
		Subtotal				\$11,624,752
3.		LATION				
	3.1	Escalation to start of construction, April 2010	3.00%			\$410,123
		Subtotal				\$410,123
		Subtotal Construction Costs				\$14,080,875
4.	SOFT	COSTS				
-	4.1	A/E Fees & Expenses				\$1,683,485
	4.2	Other Professional Fees	LS			\$15,000
	4.3	Conceptual Design Phase Fees and Expenses	LS			\$188,765
	4.4	Construction Phase Inspections	LS			\$150,000
	4.5	Construction Management	LS			347,598
	4.6	Utility Fees	LS			\$225,000
	4.7	Printing	LS			\$5,000
	4.8	Testing/Inspection	0.5%	of cons	struction	\$0
	4.9	Permits and Fees				\$200,000
	4.10	Moving expenses	LS			\$30,000
	4.11	Demo of Existing Houses	LS			\$75,000
	4.12	Project Contingency	10.0%	of cons	struction	\$1,408,087
	,	Subtotal				\$4,327,935
	SUBTOTAL CONSTRUCTION AND SOFT COSTS TOWN PROJECT BUDGET					\$18,408,810
						\$18,383,086
	Surplus / (Deficit)					
5.	FIXTU	RES, FURNISHINGS & EQUIPMENT (Funding Source	e: Frien	ds Fund	raising)	
and the same of	5.1	Library shelving	30,000	SF	\$12	\$360,000
	5.2	Moveable Furnishings and Equipment	30,000	SF	\$32	\$960,000
	5.3	Signage	LS			\$70,000
	5.4	Computers and Printers	140	units	\$2,000	\$280,000
	5.5	Telecom Active Equipment	LS		and the state of t	\$50,000
	5.6	Security system	LS			\$20,000
	5.7	AV equipment	LS			\$35,000
	5.8	FF&E Design Fees				\$75,000
	5.9	Public Art	1%	of cons	struction	\$140,809
	5.10	Contingency	10%	of abo	ve costs	\$199,081
		Subtotal FF&E Costs				\$2,189,890













LOS GATOS LIBRARY

Final Cost Estimate: \$14,476,000 Accepted Bid: \$11,642,976 Final Construction Cost: \$12,733,321 Document-Related Change Orders: 1.1%

ANTIOCH COMMUNITY CENTER

Final Cost Estimate: \$17,796,429 Accepted Bid: \$12,326,587

Final Construction Cost: \$14,823,537 Document-Related Change Orders: 2.11%

BERKELEY YMCA-PG&E TEEN CENTER

Accepted Bid: \$4,200,000

Final Construction Cost: \$4,500,000 Document-Related Change Orders: 1.60%

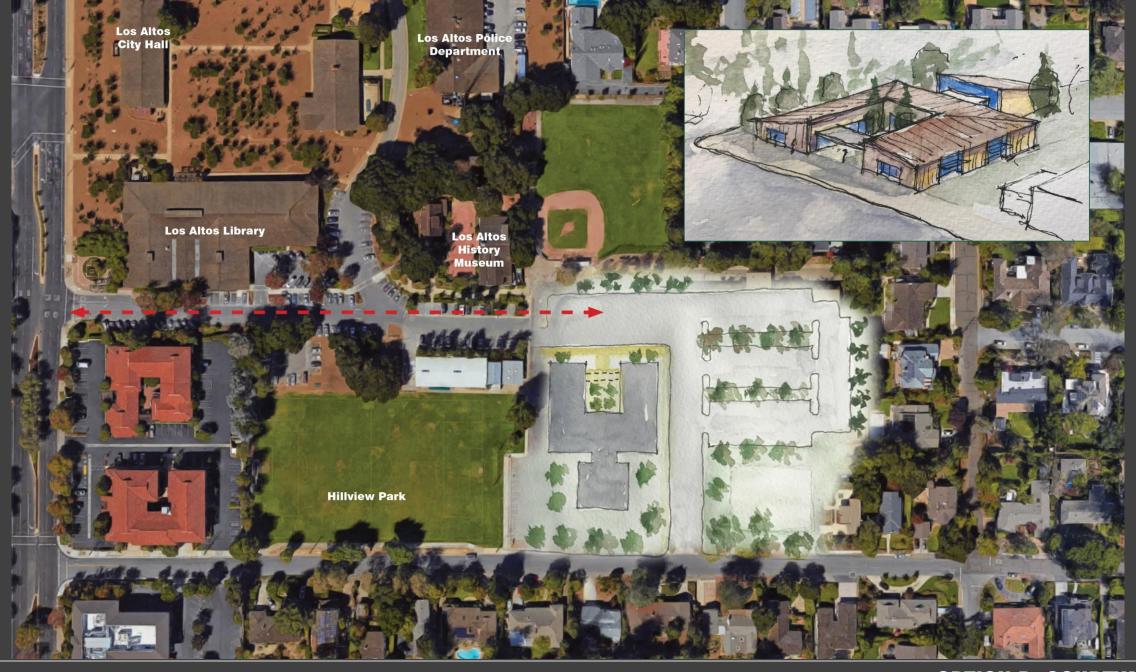


HOW DO YOU DESIGN A PLACE THAT PEOPLE LOVE?





OPTION A: BAR BUILDING



OPTION B: COURTYARD





